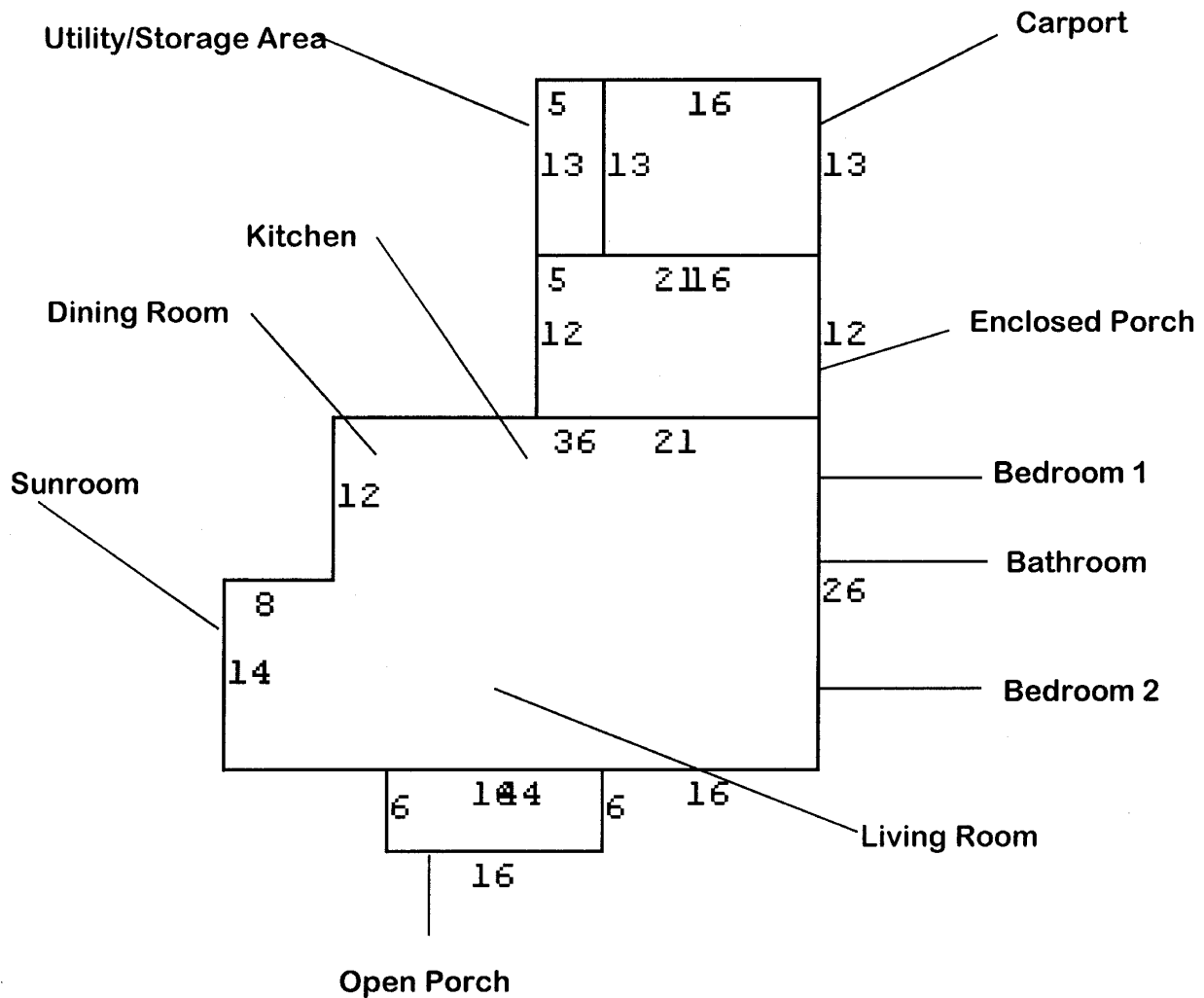


205 South Highland, Mount Dora

- * *Property located on one of the main roads leading into quaint, beautiful Mount Dora with a second city-entrance located a block away.*
- * *Desirable corner double-lot — 76 X 142 — located in the heart of the Highland Commercial district.*
- * *Property zoned Residential but easily converted to Commercial zoning due to location.*
- * *Due to the Commercial location and non-commercial condition of this property, there is a city-sponsored developmental grant for up to \$25,000 available (see attached letter).*
- * *City water/sewer/garbage services.*
- * *Home construction began in 1949 and completed/occupied in 1951.*
- * *Two bedroom, one bath concrete block home.*
- * *Separate formal living and dining rooms.*
- * *Lovely large sunroom that can be used as a third bedroom, sewing room or office.*
- * *Kitchen features hand-made “to the ceiling” cabinets.*
- * *Beautiful hardwood floors in main part of home — carpeted except for sunroom area.*
- * *Almost all windows in main part of home feature hand-made wooden “window boxes” at top.*
- * *Bathroom with 1950’s pink/gray tiling on floor, half-wall, and tub/shower area.*
- * *Large enclosed porch with carpeted/vinyl concrete floor that can serve as family room, game room, office space, or small business.*
- * *Large covered front porch area perfect for those rocking chair/wooden swing lovers, or, enclose it for a waiting room in a business venture.*
- * *One-car carport with attached utility room could be enclosed for even more room; utility room can be made into a second bathroom (using a lift system) for a business.*
- * *Two outbuildings — one small aluminum shed and one large enclosed wooden storage shed.*
- * *A large oak tree, a large camphor tree are on the property.*
- * *Hedges border side and back property lines.*
- * *Large city park within walking distance boasts covered picnic facilities, restroom facilities, a large wooden play area for the children, boat launch, a very scenic lake/woods walkway, and a cardio path. A marina is also located next to the park/boat launch area.*
- * *Elementary, Middle and High Schools nearby.*
- * *If property is to be used in a Commercial venture the City of Mount Dora requires that in the areas to be utilized for Commercial activity the bathroom(s), plumbing and doorways must be upgraded for Handicapped access. Electrical has been upgraded as far as grounding is concerned.*
- * *The City of Mount Dora allows up to 5,000 square feet of paved surface on back of property with no retention pond required. Two public parking lots are available within easy walking distance.*
- * *Wired in Bedroom 1 and Enclosed Porch areas for High Speed Internet.*

With this property, choose to live a Residential life with Investment in mind, or, think total Commercial in one of the most desired, visited cities in Central Florida. Or, fulfill your dream of living and running your own business at the same address. The possibilities for this prime piece of property are endless — the limits are your imagination!



Room	Floor Area
Finished Living Area	1048
Open Porch	96
Enclosed Porch	252
Carport	208
Utility/Storage	65

This lovely home and property, with a highly desirable Mount Dora address, for Residential and/or Commercial possibilities, and excellent investment potential —

Price — \$210,000

Call: 352-669-1524, or, Email: myclassyclassic85@yahoo.com, for Information/Pictures, or, appointment.

Note: Would be willing to work with area Realtors, however, all Realtor fees would need to be additional to the selling price of the property, and use of our lawyer for legal procedures is non-negotiable.



CITY OF MOUNT DORA

510 North Baker Street
P. O. Box 176
Mount Dora, Florida 32756-0176
Telephone 352-735-7100
FAX 352-383-4801

Date: September 21, 2005

To: Eligible Property Owners in Mount Dora Community Redevelopment Agency (CRA) district

From: Mount Dora Community Redevelopment Agency (CRA)
Gus Gianikas, Assistant Director Planning & Development

Re: Development Incentives for Commercial and Industrial property within specific areas of the Mount Dora CRA district

The Mount Dora CRA announces the establishment of a Development Incentive Grant Program for commercial and industrial property within specified areas of the Mount Dora CRA district. The purpose of the incentive program is to encourage property owners to redevelop their property. The program is structured to be a performance-based reimbursement program. A maximum grant amount of \$25,000 is available. If an application is approved, the CRA will reimburse a property owner for all or a portion of the costs of development fees, building permits, and impact fees.

You are receiving this notice because your property may qualify to receive a grant. It is the intent of this program to focus on those properties that are undeveloped, underutilized and those where redevelopment is needed the most. This program is not intended for properties that have recently been developed.

Parties interested in applying for the program should contact the Mount Dora Planning and Development Department at (352) 735-7113 ext. 1705; by mail 510 Baker Street, Mount Dora 32757; fax (352) 735-7191; email gianikisg@ci.mount-dora.fl.us.

Additional Updated Information Concerning Grant(s)

The City of Mount Dora was called on April 14, 2010 — It was confirmed at that time that the \$25,000 Redevelopment Grant is still available for this property. A complete copy of the grant may be found on the Mount Dora City website: <http://ci.mount-dora.fl.us> → Departments → Planning & Development → Community Redevelopment → CRA Business Incentives Program-Ongoing

Also, for Artists relocating to Mount Dora, who plan on living in and running their business from the same location, there is another possible grant sponsored by Lake County. Plus, several other business incentives are also being offered by the County. Please check them out at www.lakecountyfl.gov.